

1000 SOCIAL

AT THE EXCHANGE
IN RALEIGH, NC

THE
EXCHANGE
RALEIGH



CONTENT OVERVIEW

P.03	1000 SOCIAL
P.04	2000 SOCIAL
P.05	THE EXCHANGE
P.06	ACCESSIBILITY
P.09	STACKING PLAN
P.10	CONFERENCE CENTER
P.11	FLOOR PLANS
P.12	TEST FITS
P.14	OUTDOOR
P.15	TECHNOLOGY
P.16	SUSTAINABILITY
P.17	LOCATION MAPS
P.20	RALEIGH FACTS
P.21	CONTACTS





YOUR NEW HQ, FUTURE-READY



Explore images and 360 views for
1000 SOCIAL and 2000 SOCIAL.

1000 SOCIAL BUILDING

- > 353,891 SF mixed-use 12-story tower
- > Efficient 28,500 SF floor plates
- > 1,585-space secure parking deck
- > 20,014 SF ground-floor retail

THE HIGHLIGHTS

- > High-impact signage opportunities with visibility from Highway 440
- > Connects to 2000 SOCIAL for contiguous 700,000 SF offering

1000 SOCIAL
353,891 SF



2000 SOCIAL
PHASE 2



1000 SOCIAL is part of The Exchange, a dynamic 40-acre mixed-use destination primed for innovation.



GROWTH IS ON THE HORIZON

A new Raleigh landmark set to evolve with your team's ambitions.

A NEW LANDMARK

Timeless vision and architecture positioned to meet the most outsized expectations, in the workspace and beyond.

SKY BRIDGE WITH OCULUS

A bridge over the outdoor plaza connects 1000 SOCIAL and 2000 SOCIAL, offering an exclusive experience and defining a new point of view.

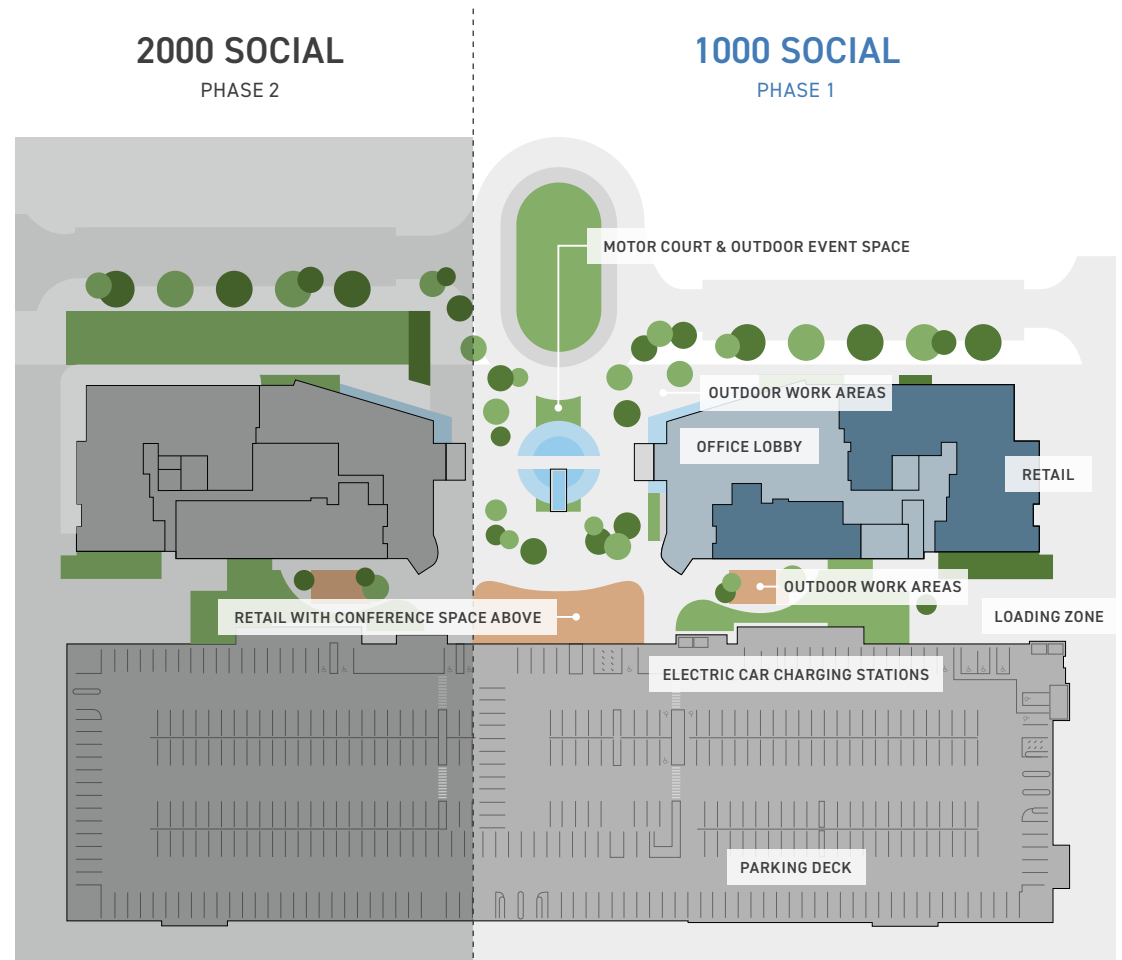
CONTIGUOUS BLOCK 700,000 SF



Phase 1: 1000 SOCIAL with conference center and motor court



Phase 2: 2000 SOCIAL with connecting skybridge and 360° oculus



THE EXCHANGE

The site of Isaac Hunter's Tavern, where modern-day Raleigh was born, this dynamic mixed-use destination captures the spirit of the site as a crossroads – a place where family concerts converge with office happy hours, where energizing conventions spark ideas, and sprawling green space offers peaceful moments of respite.



**UP TO
990,000 GSF**
Fully entitled
office spaces



UP TO 1,275
Residential units
offering work-life
balance



300
Hotel rooms for
convenient short or
long on-campus stays



4-acre
Natural park
with water and
recreational features



125,000 SF
Curated Retail & dining

Well-regarded brands and local talent provide a mix of food, beverage, entertainment and professional services to enhance the office and residential experience.

LEGEND

01. 1000 SOCIAL
02. 2000 SOCIAL
03. 4-acre Natural Park
04. Office, Multi-Family for Rent, Retail
05. Hotel, Condo for Sale, Retail
06. Multi-Family for Rent, Retail
07. Hotel & Retail
08. Condo for Sale
09. Retail
10. Greenway Trail



SEAMLESS VEHICULAR ENTRIES

Driving your business forward with convenient accessibility no matter where you're coming from.

1000 SOCIAL PARKING DECK
1,585 SPACES

PARKING RATIO
3.5 / 1,000 SF



- > EV charging stations provided
- > Motor court for convenient vehicular access
- > Dedicated motor court area for rideshare/taxi access

MULTIPLE ACCESS POINTS

- ① FROM NORTH HILLS: SIX FORKS ROAD, ST. ALBANS DRIVE
- ② FROM NORTH RALEIGH: WAKE FOREST ROAD, ST. ALBANS DRIVE
- ③ FROM INTERSTATE 440 : WAKE FOREST ROAD EXIT, NAVAHO DRIVE, BENSON DRIVE

DRIVE UP TO THE DOOR

Numerous entry points provide convenient access from all directions. Dedicated parking and a central motor court ensure efficient arrivals and departures for tenants, visitors and taxi services.



PARKING FOR THE NEW CENTURY

Designed to make your day effortless and your commute stress-free.

DOUBLE HELIX PARKING DECK ADVANTAGES



The double helix parking deck (with two ramps) supports tenants in ways a common single ramp cannot.

- > Tenants can get to and from the roof level in half the time, compared to an average parking garage.
- > Two separate ramps create alternative routes and alleviate congestion while entering and exiting.
- > Increased vehicle capacity on ramps reduces time spent circulating the garage.

DOUBLE HELIX RAMP

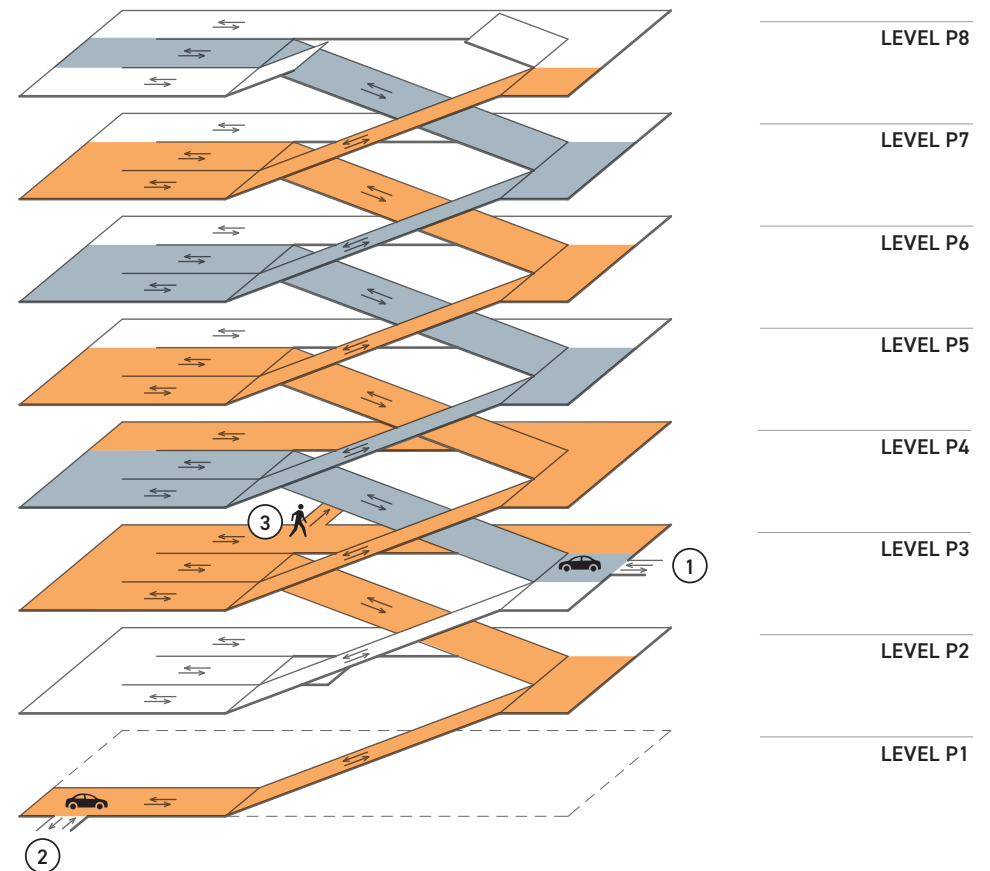
- ① MAIN ENTRANCE
- ② SECONDARY ENTRANCE
- ③ PEDESTRIAN ACCESS TO 1000 SOCIAL

WITH SECURITY IN MIND

- > Security cameras and emergency communication system on every parking deck floor.
- > All four parking deck elevator cabs have glass on rear elevation for visual security.

ISOMETRIC VIEW

- CIRCULATION PATH 1
- CIRCULATION PATH 2



ALL WITHIN WALKING DISTANCE

Canopies and covered paths create an inviting, walkable destination.



Covered dedicated entrance for 1000 SOCIAL tenants from the parking deck.

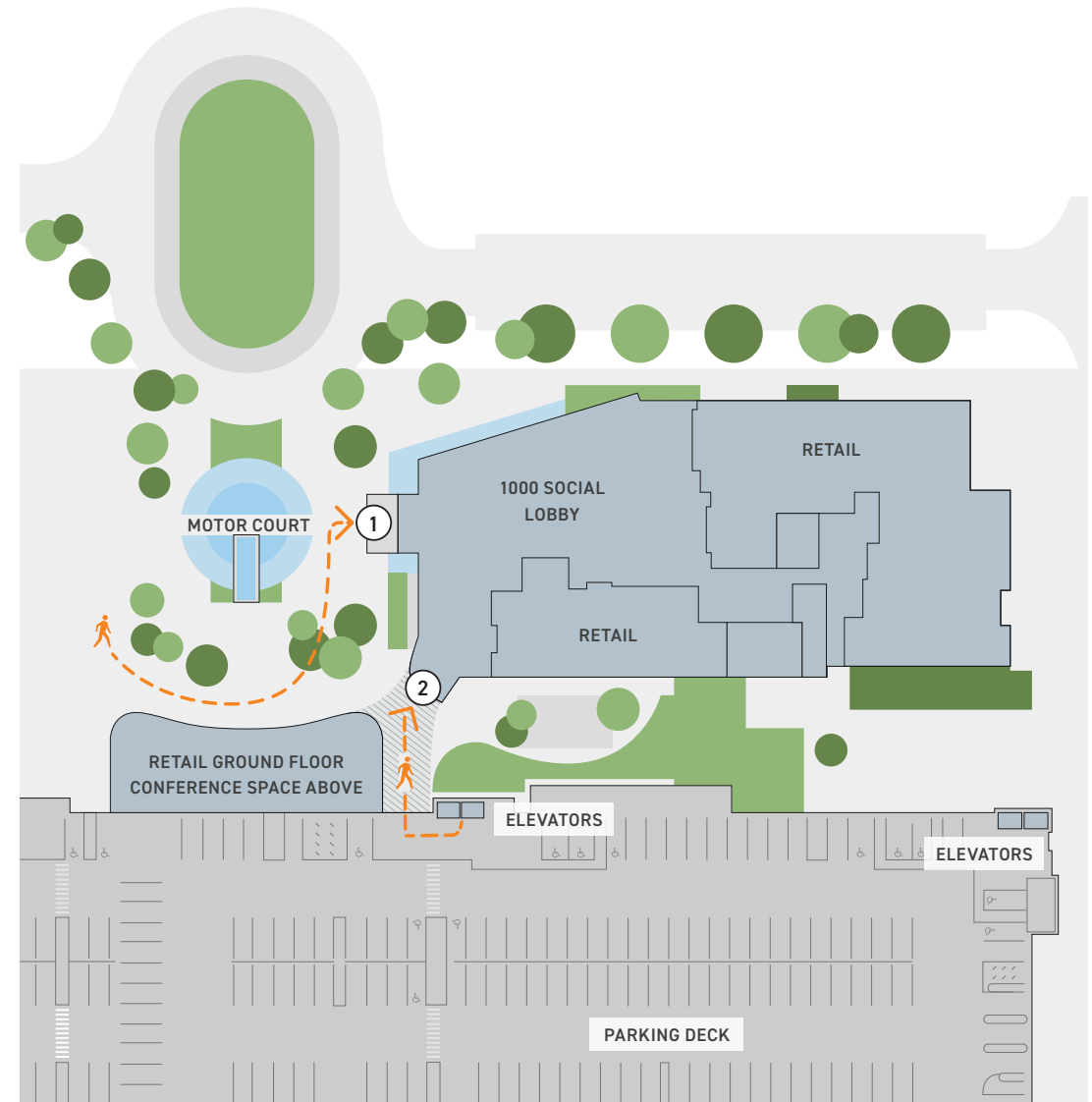
- > Parking deck elevator cab with transparent back to ensure visibility and security
- > Covered motor court landing
- > On-site full-service concierge
- > Dedicated service elevator adjacent to the main lobby
- > Hands-free entrance door opening
- > 24/7 security camera recording in public areas

MAIN PEDESTRIAN ACCESS

- ① PUBLIC ENTRANCE FROM MOTOR COURT
 - ② DEDICATED ENTRANCE FOR TENANTS FROM PARKING DECK
- COVERED WALKWAY

SAFETY FIRST

Monitored security cameras, transparent elevator enclosures and a security presence ensure 24/7 safety. Covered walking paths and modern canopies provide protection from the elements.



WHERE AMBITION STANDS TALL

SPECIFICATIONS

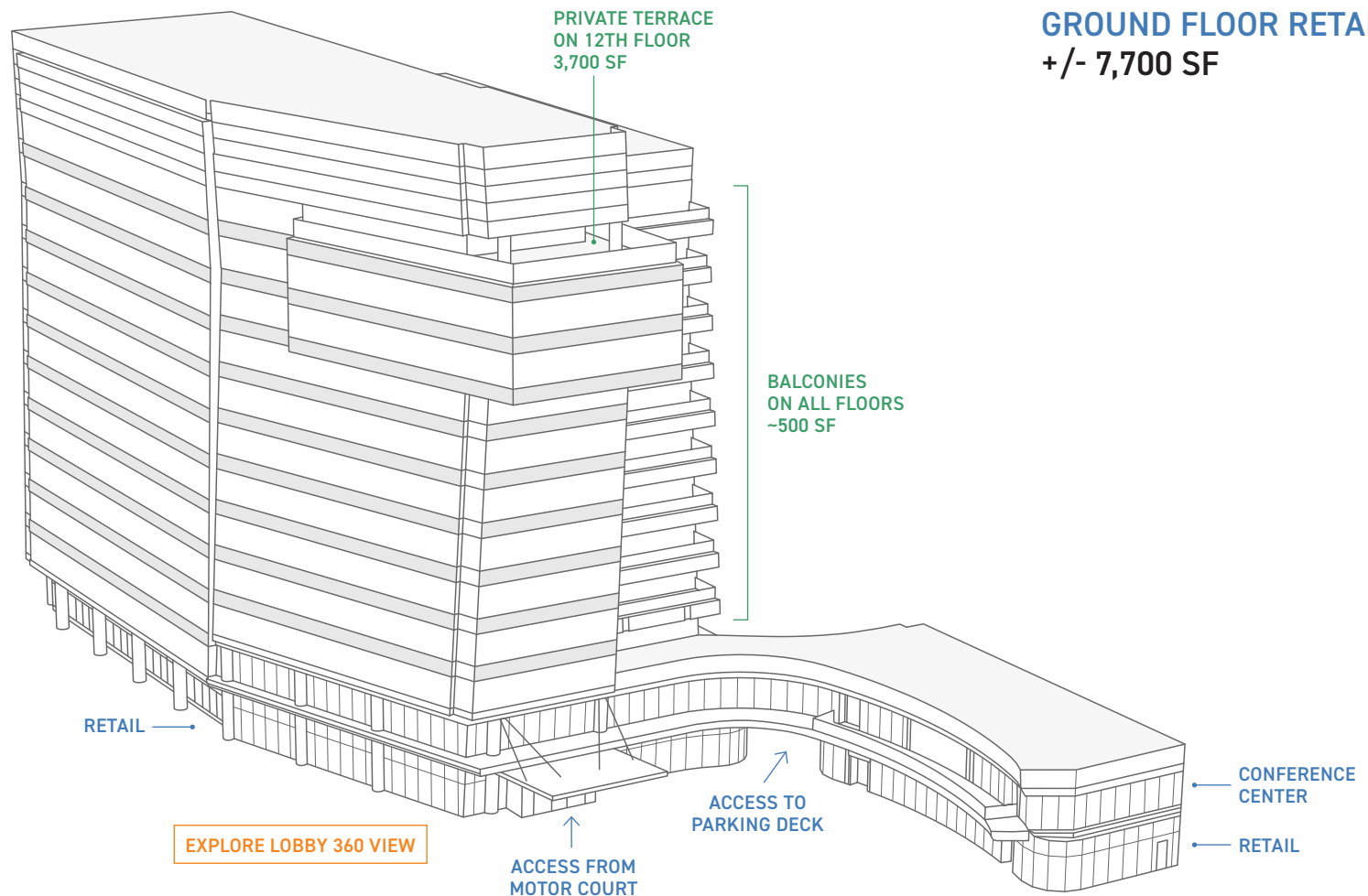
- > 10' finished ceilings – 13'6" unfinished
- > Single tenant, full-floor plan with ample private balcony
- > 360° views

RETAIL FEATURES

- > Accommodates restaurant and dining facility
- > Direct access to outdoor seating area

FLOOR RENTABLE AREA

FLOOR	RENTABLE AREA
12TH	27,068 RSF
11TH	31,294 RSF
10TH	31,305 RSF
9TH	29,702 RSF
8TH	29,664 RSF
7TH	29,624 RSF
6TH	29,586 RSF
5TH	29,547 RSF
4TH	29,518 RSF
3RD	29,627 RSF
2ND	18,492 RSF
GROUND	LOBBY - RETAIL



THE CENTER OF EVERY EXCHANGE

Rethinking the amenities for a new era of working with a stunning and flexible conference center.

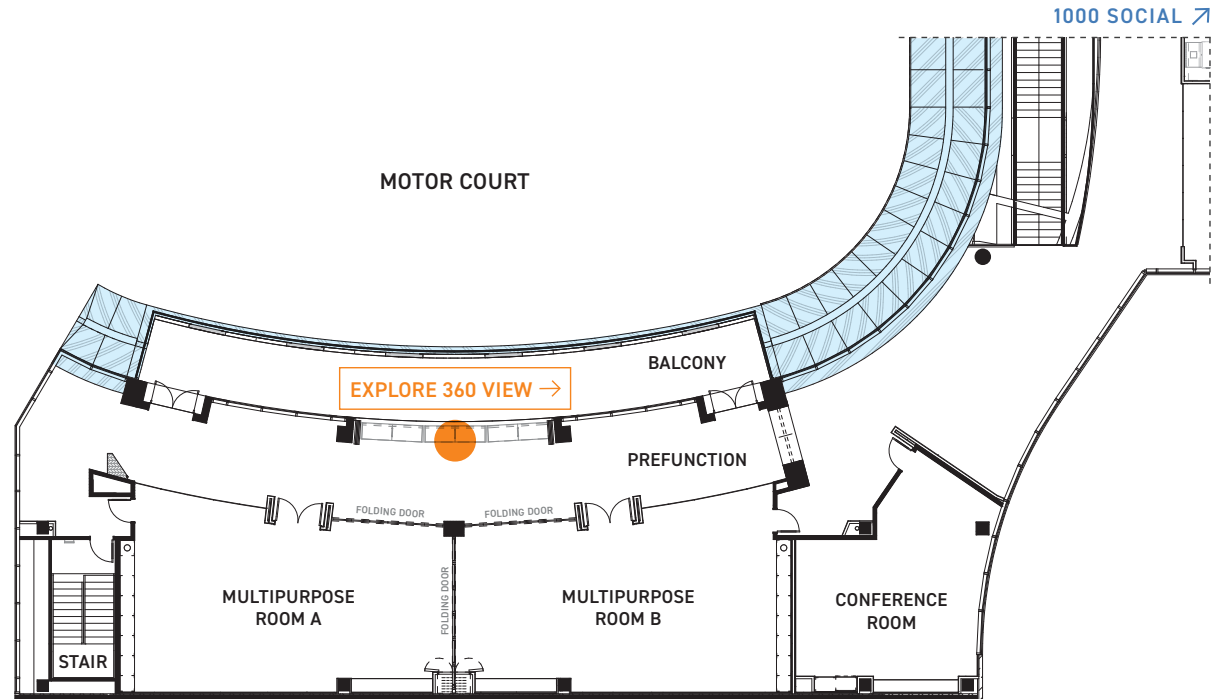


2nd level conference center with balcony observatory

CONFERENCE ROOM ON SECOND FLOOR

OPEN LAYOUT FLEXIBLE ROOM CONFIGURATIONS

- > Fully equipped event center
- > Catered kitchen and hospitality services
- > Configurable spaces
- > State-of-the-art AV system





DESIGN THAT ALIGNS WITH PERFORMANCE

TYPICAL FLOORPLAN 3RD-9TH FLOOR

BUILDING SIZE

- Height: 12 Stories
- Total Rentable Area: 339,821 SF
- Office Rentable Area: 319,808 SF
- Retail Rentable Area: 20,013 SF

WINDOWS - TYPES & SIZES

Energy efficient high performance glazing set in prefinished aluminum curtainwall framing systems. Typical window nominal size is 5'-0" wide by 9'-6" high

SECURITY AND ACCESS

- Full concierge service
- CCTV in building public camera, stairwells, and parking garage with 2 months playback
- Glass façade on rear side of all parking garage elevator cabs

PASSENGER ELEVATORS

Six (6) 4,000 lb. high-speed traction, machine room-less elevators serve office floors two through twelve

DEDICATED SERVICE ELEVATOR

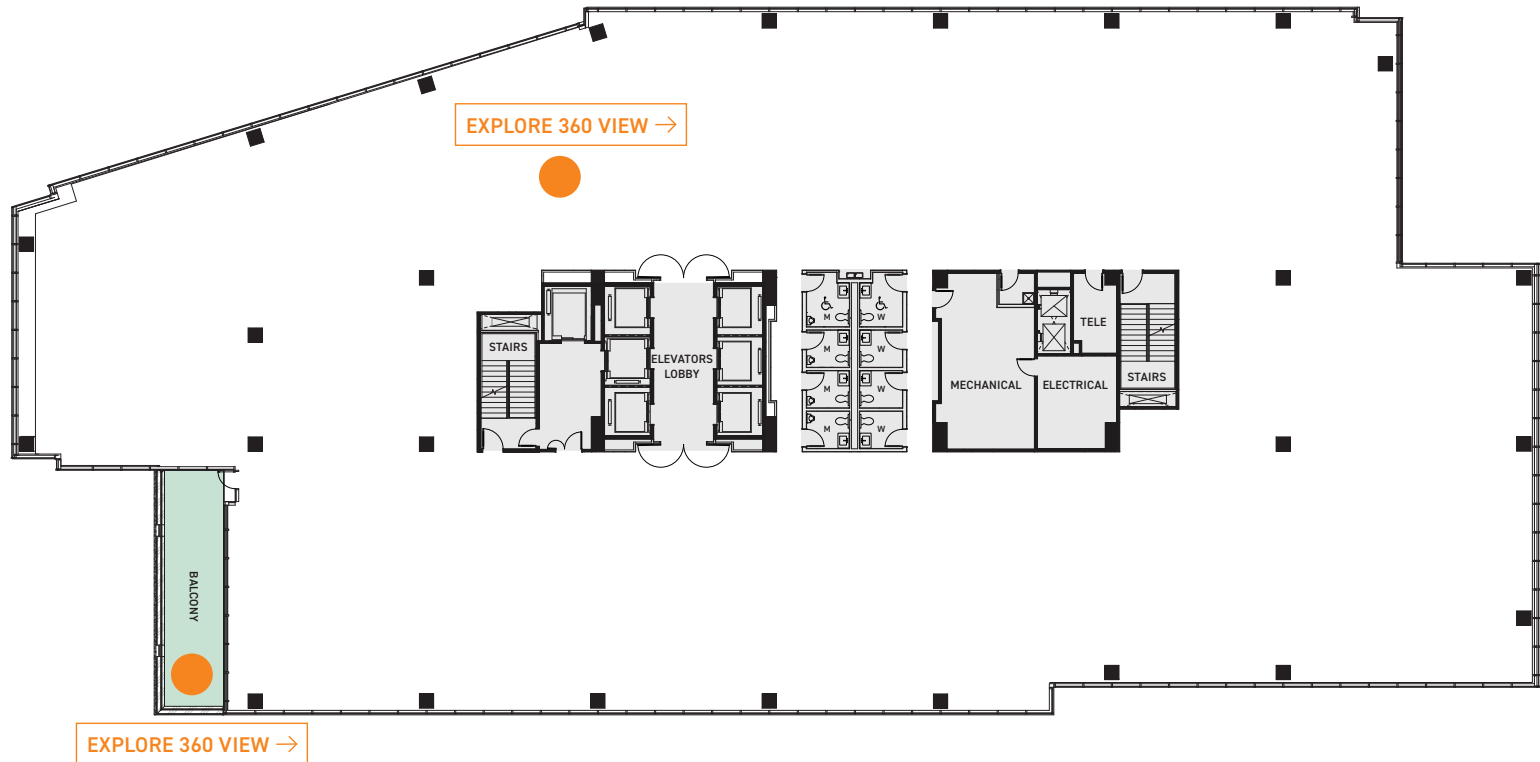
One (1) 4,500 lb. high-speed traction machine room-less elevator for service from the level one service vestibule to office floors two through twelve

TENANT SPACES

- Perimeter Glazing: Full-height energy efficient insulating glass set in prefinished aluminum glazing systems
- Finished Ceiling Height: 10 Feet (14'-0" typical floor to floor height with a typical floor structure depth of 25")

RENTABLE AREA

9TH	29,702 RSF
8TH	29,664 RSF
7TH	29,624 RSF
6TH	29,586 RSF
5TH	29,547 RSF
4TH	29,518 RSF
3RD	29,627 RSF





INSPIRING YOUR TEAM TO THINK BIG

TYPICAL FLOORPLAN 3RD-9TH FLOOR

A flexible space that seamlessly adapts to suit day-to-day working.

FULL FLOOR 29,700 RSF

- SOCIALLY DISTANT LAYOUT
- TRADITIONAL LAYOUT
- BALCONY
- PANTRY

TEST FIT SINGLE TENANT

Opportunity:
An interior staircase can link multiple floors, connecting teams and expanding the working environment.





AS WIDE AND FLEXIBLE AS YOU NEED

TYPICAL FLOORPLAN 3RD-9TH FLOOR

Suites from 6,000 RSF to 12,000 RSF and home to all the perks.

FULL FLOOR 29,700 RSF

- TENANT A
- TENANT B
- TENANT C
- BALCONY

TEST FIT MULTI-TENANT

Features:

- > Finished Ceiling Height: 10'
(14'-0" typical floor to floor height)
- > Typical energy efficient window:
5' wide by 9'-6" high



TAKE YOUR MEETINGS OUTSIDE

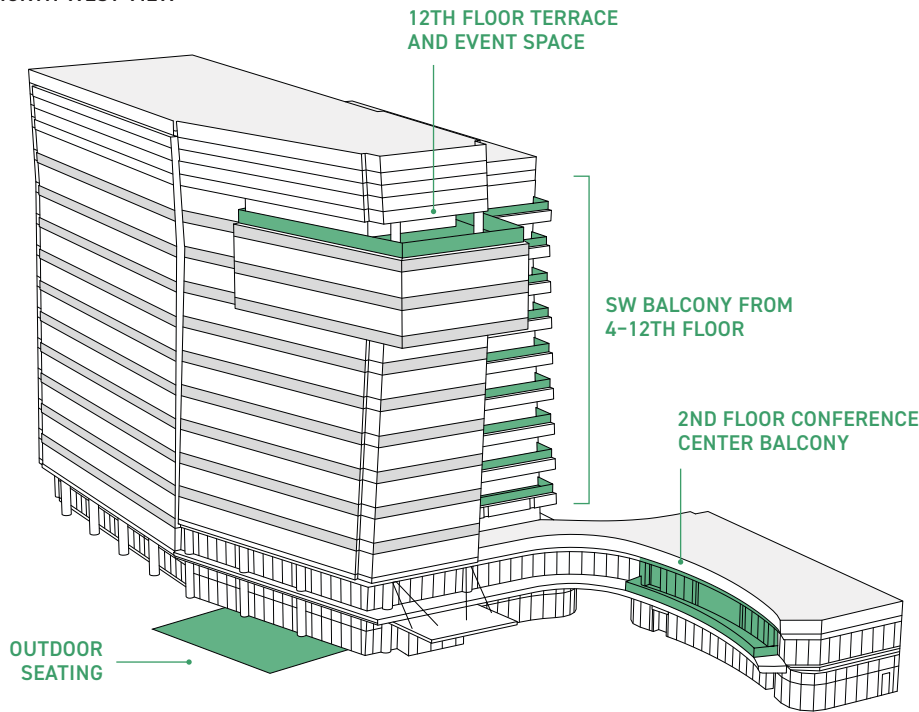
Seamless indoor-outdoor transitions bring nature up close.



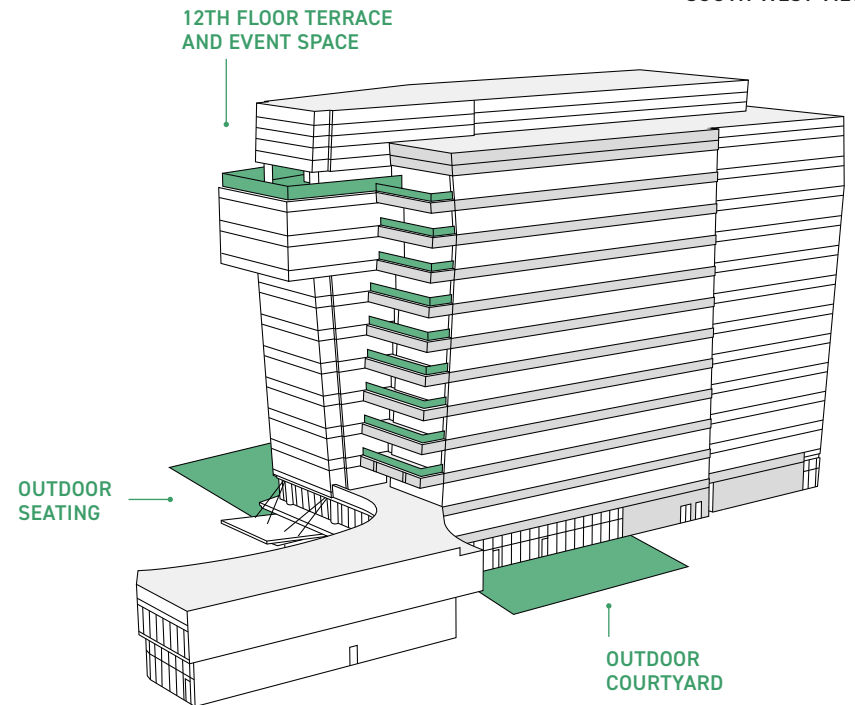
● OUTDOOR WORKING

With 16,000 SF of outdoor space, 1000 SOCIAL promotes collaboration, enhances wellness and boosts creativity.

NORTH-WEST VIEW



SOUTH-WEST VIEW



WHERE TECHNOLOGY MEETS WELLNESS

Defining new standards throughout the working day.



Tech-enabled design enhancing wellness and safety.

- > Needlepoint Bipolar Ionization treatment of air stream for advanced air filtering and cleaning that promotes health and wellbeing
- > 6 touchless destination dispatch high speed elevators
- > 1 dedicated service elevator adjacent to main elevator lobby
- > Destination elevator operation with smart phone
- > 4 high speed elevators in the parking deck
- > 8 individual bathroom pods per floor
- > Automated hands-free fixtures



Ultra-fast, fully wired connectivity for accelerated outcomes.

- > Existing telecom lines along St. Albans Drive: Google Fiber, AT&T, Spectrum/Charter, Century Link & Celtic
- > Collaboration with major cellular service provider, ensuring uninterrupted coverage within and near 1000 SOCIAL building

INVESTING IN THE FUTURE

State-of-the-art technology investments minimize our energy footprint.



1000 SOCIAL EFFICIENCY FEATURES

- > A building management system supports multiple levels of control and monitoring of HVAC systems, and monitoring of building meters.
- > An energy ventilator pretreats outside air used for office ventilation, reducing the load on HVAC systems.
- > Interior lighting controls incorporate motion sensors and daylight harvesting to minimize energy use.
- > Electrical systems and discrete energy uses are sub-metered, allowing energy usage to be tracked within the building.
- > Low flow plumbing fixtures reduce potable water use.



3 Acres of tree conservation



4 Acres of dedicated central park



City of Raleigh Greenway

THE EXCHANGE ENVIRONMENTAL GOALS

APPRECIATION of nature. Dewitt has studied The Exchange with arborists, surveyors, and NC State University to ensure the conservation of large natural spaces and protection of the 50-year old hardwoods in the central park.

SENSITIVITY to the impacts of a large dense development. The expansive park benefits our local environment and supports the social health of our community.

CONNECTIVITY between the City Greenway system to Midtown and The Exchange central park. Raleigh Park-Rec and Dewitt continue to collaborate on the Walkable-Midtown Plan.

THE EXCHANGE CENTRAL PARK

Outdoor amenities and on-site programming support a lifestyle-led experience.



FITNESS CLASSES
& ATHLETIC EVENTS

OUTDOOR DINING &
FOOD FESTIVALS

FRIDAY NIGHT
OUTDOOR MOVIES

TED TALKS
& LECTURES

CAREER DAY
& NETWORKING

WATER
FEATURES

BIKE & PEDESTRIAN
TRAILS

LOCAL ART &
MARKET FESTIVALS



A MEETING OF OPPORTUNITIES

The City of Raleigh is investing in public streets and utilities to support the campus and its growth.

LEGEND

- 01. Dewitt Carolinas, Inc.
- 02. Duke Raleigh Hospital
- 03. Holly Park Shopping Center
- 04. Wegmans
- 05. Trader Joe's
- 06. Midtown East
- 07. Greenway Trail Expansion



NORTH HILLS
↑ 1 MILE AWAY

07



01

02

INTERSTATE 440

WAKE FOREST RD

05

03

06

04

DOWNTOWN RALEIGH
↙ 5 MILES AWAY

CAST A BIGGER NETWORK

Directly connected to nature, services, talent and ideas.

--- GREENWAY TRAIL

→ DRIVING TIME

The Capital Area Greenway System is a network of public open spaces and recreational trails for walking, hiking, biking, nature study, and more. Trails travel through natural greenspaces and connect many of Raleigh's parks and complement their recreational opportunities.

- EDUCATION
- HOSPITALS
- RECREATION
- SHOPPING

● EDUCATION

01. Wake Technical Community College Northern
02. Wake Technical Community College Southern
03. Meredith College
04. North Carolina State University
05. William Peace University
06. Shaw University
07. Saint Augustine's University

● HOSPITALS

01. UNC REX Hospital
02. WakeMed Cary Hospital
03. WakeMed Raleigh Campus
04. Holly Hill Hospital
05. Duke Raleigh Hospital

● RECREATION

01. North Carolina Museum of Art
02. North Carolina State Fairgrounds
03. North Ridge Country Club
04. Carolina Country Club
05. PNC Arena
06. Pullen Park
07. Dorothea Dix Park
08. Red Hat Amphitheater
09. Raleigh Convention Center
10. Duke Energy Center for Performing Arts

● SHOPPING

01. Crabtree Valley Mall
02. Triangle Town Center
03. North Hills
04. Cameron Village
05. Midtown East



RALEIGH, PRIMED FOR SUCCESS

A thriving tech hub home to 55,000 jobs – the region’s largest employment concentration.



RALEIGH TALENT

Raleigh leads the country in nearly every measure of economic success. The depth and breadth of the city’s talent pool outperforms other comparable metropolitan areas. The eager young professionals entering the workforce from the state’s highly accredited universities have made this success possible.

EDUCATION



75% of new workforce come with a bachelor’s degree or higher

NC State is among 8 universities ranked in the top 20 for both undergraduate and graduate entrepreneurship programs in the country by The Princeton Review and Entrepreneur magazine for 2021.

NO.1

Best City for Jobs in 2020



Glassdoor.com, 2020

NO.2

Best Place for IT Pros to Live and Work in the U.S.



CompTIA Tech Town Index, 2019

NOTABLE EMPLOYERS AND RECENT EXPANSIONS

Google



bandwidth

channeladvisor

Fidelity



THE CLOROX COMPANY

GILEAD

TARGET INDUSTRIES

- > Technology
- > Research & Development
- > Contract Research Organization
- > Financial Technology
- > Life Science

NO.1

Upcoming IT City in U.S. other than Silicon Valley



Customerthink.com, 2020

NO.3

Fastest-Growing Clean Tech Cluster in the U.S.



U.S. Bureau of Labor Statistics (Metro), 2018

THE EXCHANGE RALEIGH



[LEARN MORE](#)

1000SOCIAL.COM

DEWITTCAROLINAS.COM

[CONTACT US](#)

ED PULLIAM

Executive Vice President

ed.pulliam@cbre-raleigh.com

+1 919 831 8237

JOHN BREWER

Executive Vice President

john.brewer@cbre-raleigh.com

+1 919 831 8214

CBRE | Raleigh

